

# FOR SALE OR LEASE

511 S. Washington Avenue, Lansing



## Professional Office Space in Downtown Lansing

### PROPERTY INFORMATION:

- 10,665 SF two-story building
- 24 on-site parking spaces on 0.538 Acres site
- Built in 1950, renovated in 2001
- Zoned office
- 1st floor features: several conference rooms, training room, open area for cubicles, 14 enclosed offices, reception area, IT room, and work room
- 2nd floor features: breakroom, executive offices with view overlooking Washington Avenue, and skylights for extra daylight
- Cubicle furniture could be available
- Great signage options
- Conveniently located near downtown Lansing with easy access to 2 interchanges of I-496



<https://bit.ly/511SWashington>

SALE PRICE:

**\$1,400,000**

CASH OR NEW MORTGAGE

LEASE RATE:

**\$20.00**

PSF/YR, + UTILITIES & JANITORIAL

FOR MORE INFORMATION:

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**AREA INFORMATION:**

**0.3 Mile**

I-496 Highway Entrance

**0.5 Mile**

State Capitol

**0.8 Mile**

Lansing Community College

**3.5 Miles**

Michigan State University

**Walking Distance**

To Restaurants, entertainment and lodging

**EXPENSE DATA**

2020 Taxes	\$22,890±
Utilities	\$34,500
Janitorial & Building Maintenance	\$21,000

**2021 TAX DATA**

Municipality	City of Lansing
Parcel #	33-01-01-16-455-031
SEV	\$364,600
Taxable Value	\$288,513
2020 Taxes	\$22,890±



FLOOR PLANS



